



September 13, 2022

Board of Zoning Adjustment  
441 4th Street, N.W.  
Suite 210S  
Washington, DC 20001

**Ref: Minor Modification – BZA Case No. 17963 - 4975 South Dakota Ave NE**

On behalf of the Applicant in the above-referenced project, we are requesting a minor modification pursuant to the above-mentioned location. The applicant hereby proposes to amend the previously approved BZA #17963 by keeping the existing convenience store and minor site modifications to the proposed gasoline canopy, fuel dispenser layout, and entrances. No changes to the existing drainage system and boundaries are proposed. The intended use per approved BZA 17963 remains. However, this layout reduces the originally approved impervious footprint thereby, fostering an environmentally better and less intense development.

Please note that the project does not propose any work that will impact the adjacent landscaping. All work will remain onsite.

We hope you will agree that the changes we propose, which greatly improve the current convenience store layout towards the adjacent properties, keeping the spirit and intent of the previously approved site layout.

Regards,

Bhoopendra Prakash, PE  
The Plan Source, Inc.  
571-565-9888  
[tps@plan-source.com](mailto:tps@plan-source.com)  
[www.plan-source.com](http://www.plan-source.com)



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Board of Zoning Adjustment  
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**Ref: Statement of Existing and Intended Uses- 4975 South Dakota Ave NE (Square 3899, Lot 76)**

The Subject Property is currently a convenience store.

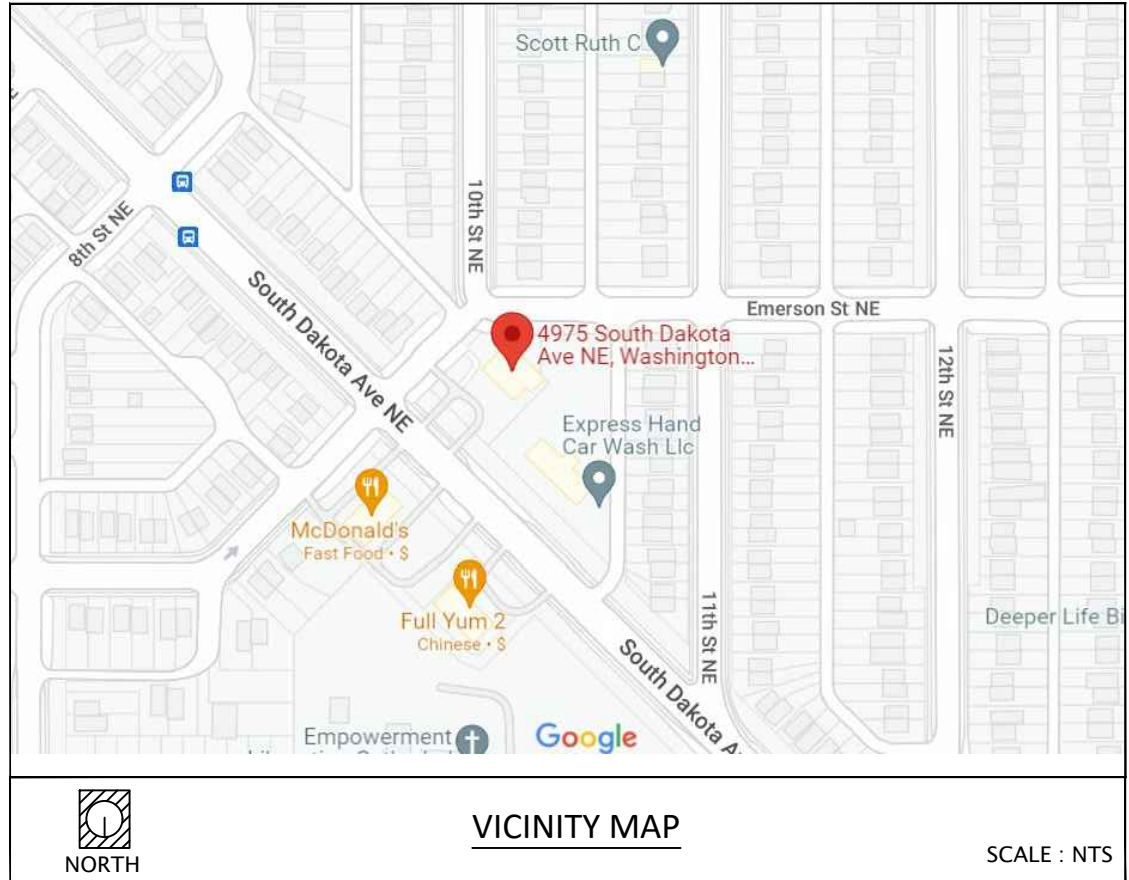
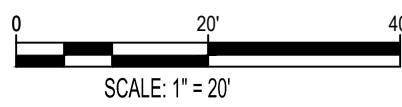
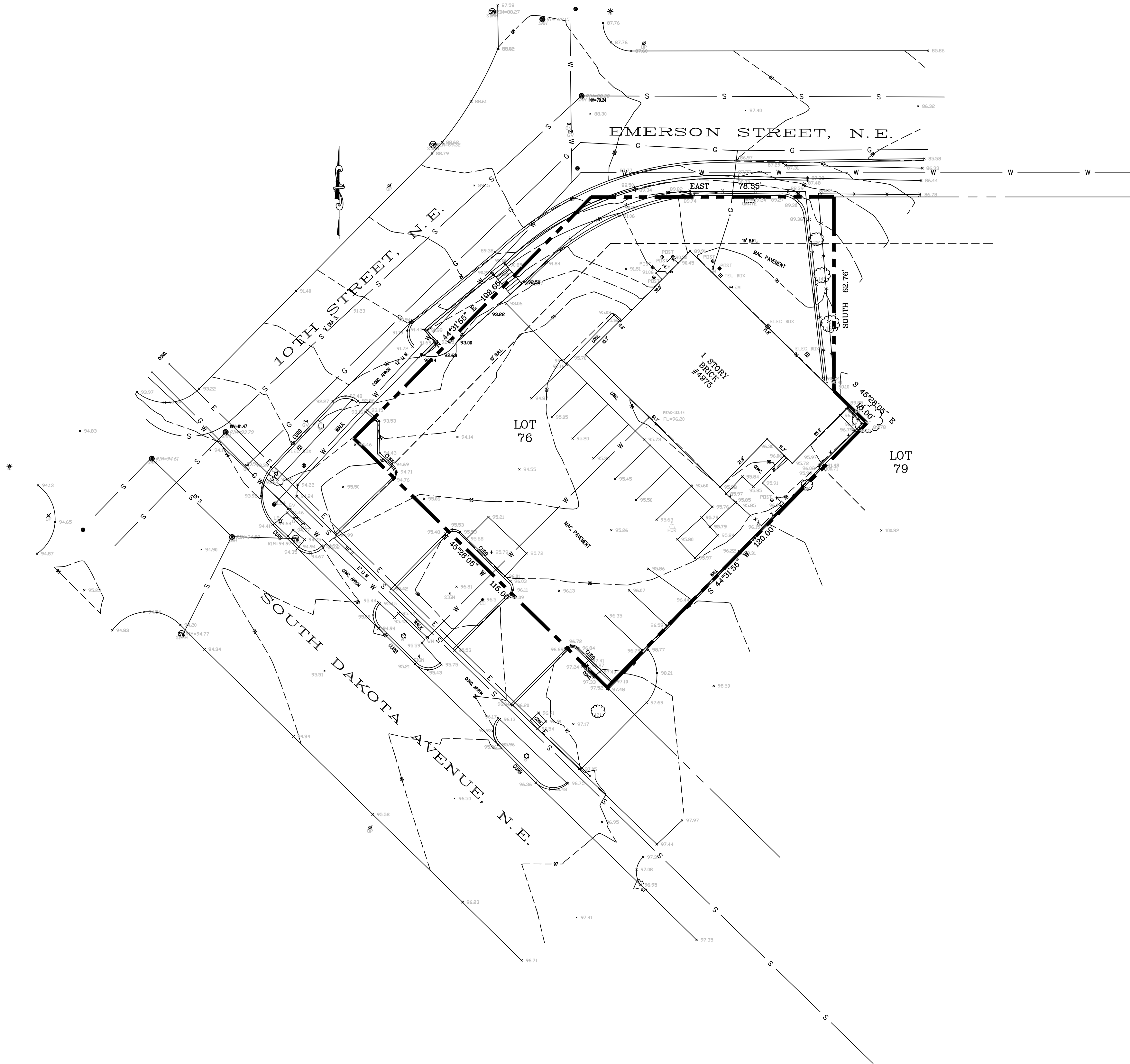
The Uses per approved BZA # 17963: Convenience store, gasoline service station.

The intended use with this minor modification: Convenience store, gasoline service station.

Regards,

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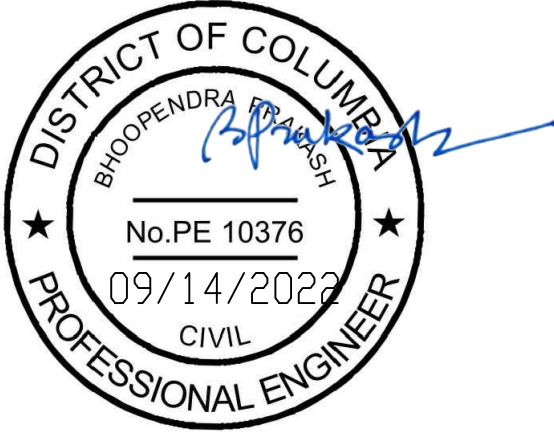


SITE LEGEND	
	SIGN
	SPOT ELEVATION
	LIGHT POLE
	WATER MANHOLE
	SEWER MANHOLE
	MANHOLE
	ELECTRIC MANHOLE
	TREE
	STORM WATER INLET
	SEWER LINE
	WATER LINE
	GAS LINE
	ELECTRIC LINE
	CONCRETE SIDE WALK
	CURB AND GUTTER
	RETAINING WALL

CIVIL ENGINEERS:



9506B LEE HWY,  
FAIRFAX, VA 22031  
Phone: (571) 249-3448  
Fax : (703) 940-2280  
www.plan-source.com  
bprakash@plan-source.com



No.	DATE:	REVISIONS ▼

PROJECT INFORMATION:

OWNER'S NAME:  
4975 S DAKOTA AVE NE  
WASHINGTON, DC 20017

DEVELOPER INFORMATION:  
4975 SOUTH DAKOTA  
ASSOCIATES LTD  
9921 MAYFIELD DR  
BETHESDA, MD 20817

DRAWING TITLE:  
EXISTING SITE PLAN

AREA: 15,748 SF

SCALE: AS SHOWN

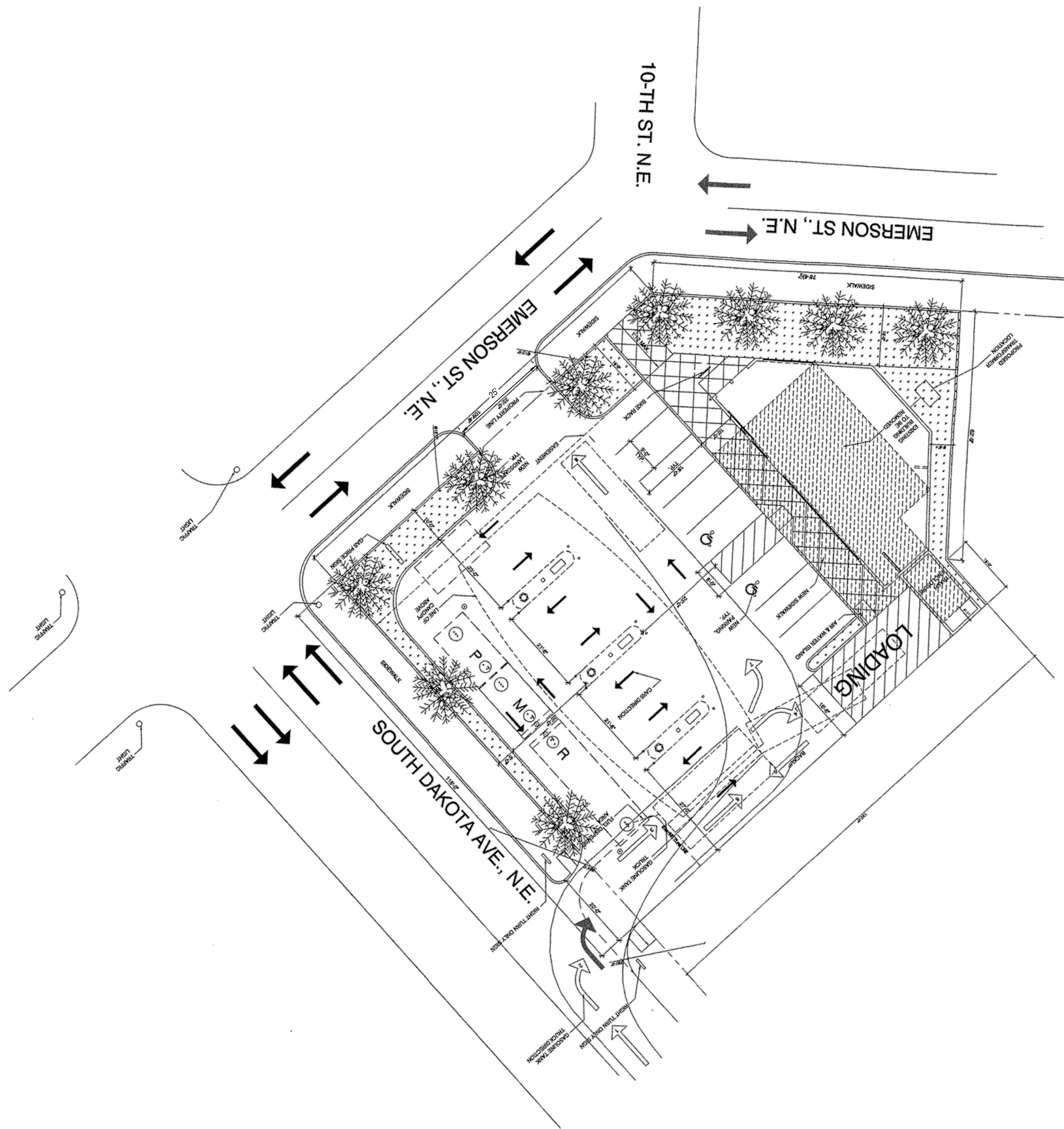
PROJECT MANAGER:  
BP

DRAWN BY: BJ	DATE: SEPTEMBER 2022
CHECKED BY: YO	SSL NO: 3899 0076

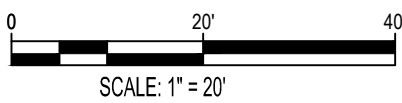
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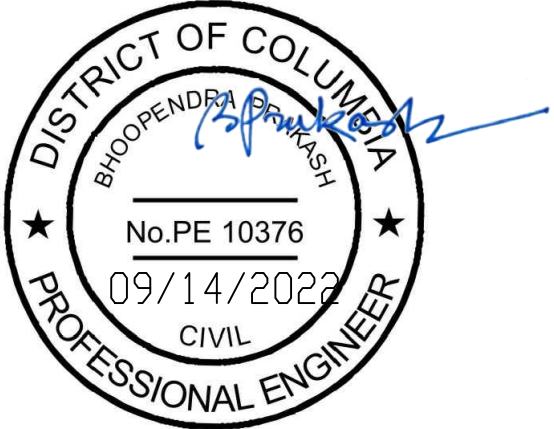
SITE LAYOUT PER APPROVED BZA# 17963



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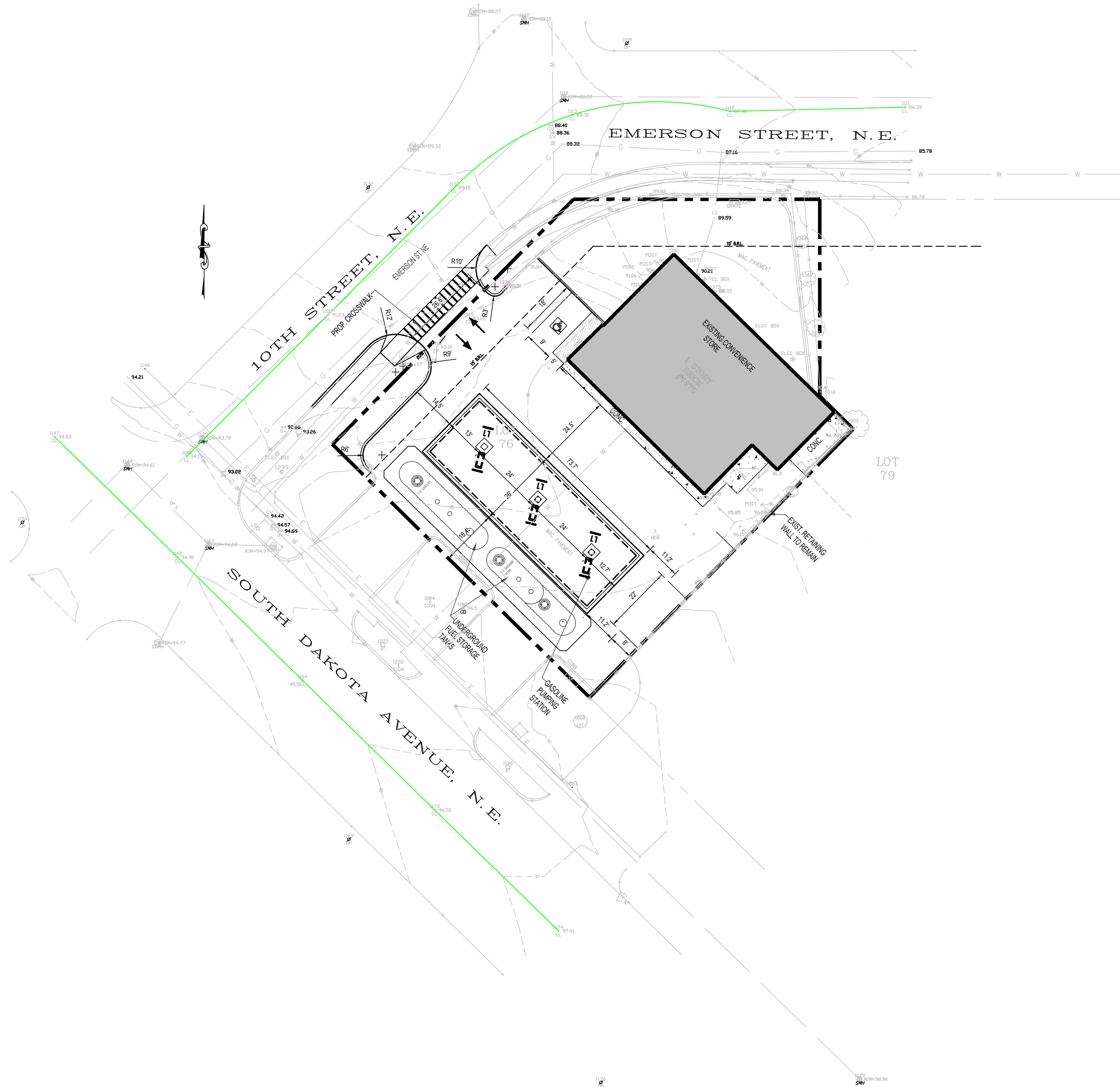
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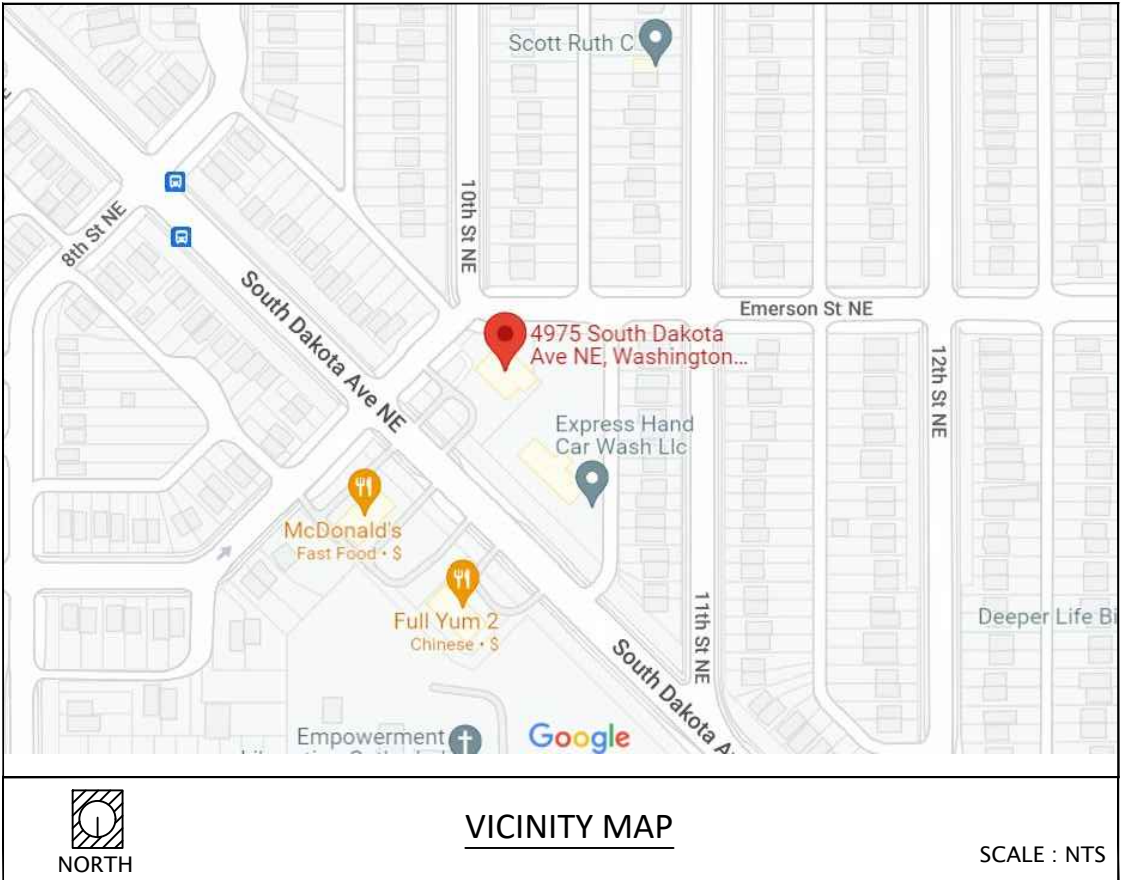
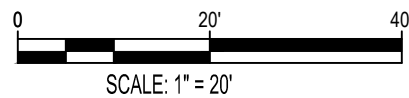
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PROPOSED SITE PLAN

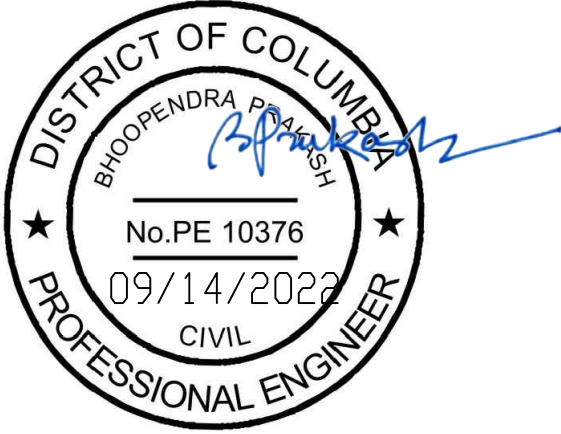


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